

Applicant	Altman Development Corp.	
Request	Plat Approval	
Location	1101 E. Sunrise Boulevard	
Legal Description	Lots 3 through 24, less the south 15 feet of lot 24, Block 176; Lots 9 through 17. Lot 25 less the south 15 feet and the east 40 feet thereof, Lots 26 through 29 less the east 40 feet thereof, and Lots 30 through 44, Block 175; Lots 25 through 42 less the south 15 feet of Lot 25, Block 174 "Progresso", according to the Plat thereof, as recorded in P.B. 2, P. 18, of the Public Records of Miami-Dade County, Florida; together with Parcels A and B, and Alley of "Resubdivision of a Portion of Block 175, Progresso", according to the Plat thereof as recorded in P.B. 55, P. 31 of the Public Records of Broward County, Florida.	
Property Size	267,806.88 S.F. / 6.148 Acres	
Zoning	B-1 & RMM-25	
Existing Use	Commercial and Residential	
Proposed Use of Property	Parcel "A": 3,200 S.F. of commercial space (no restaurants), and 62 high-rise residential units. Parcel "B": 7,100 S.F. of commercial space (no restaurants), 141 high-rise residential units, and 21 garden apartment residential units. Parcel "C": 3,200 S.F. of commercial space (unrestricted), 57 high-rise residential units.	
Future Land Use Designation	Commercial & Medium-High Residential	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	City Commission / By Resolution	
Applicable ULDR Sections	47-24.5 Subdivision Regulations	
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner Authorized By Approved By	Name and Title	Initials
	Jim Koeth, Principal Planner	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

This is a request to plat 6.148 acres of land for the purpose of constructing two hundred and eighty-one (281) multi-family residential units and 13,500 S.F. of commercial space, of which 3,200 S.F. is unrestricted and 10,300 S.F. prohibits restaurants.

Property/Project Description:

The proposed project is located on the north side of E. Sunrise Boulevard, between NE 10th Avenue and NE 13th Avenue. Presently, there are approximately nineteen existing one-story residential buildings, two 2-story commercial buildings, one 1-story commercial building, and parking on the site. The applicant proposes to demolish the existing buildings and construct a planned unit development of multi-family residential units with commercial uses on the site. The proposed plat is scheduled on this agenda to be reviewed simultaneously with the corresponding site plan 1-ZPUD-05.

Staff Determination:

This plat was reviewed by the Development Review Committee on March 22, 2005. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained. The plat conforms to the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Comprehensive Plan Consistency:

Consistent with the Future Land Use Element, Objective 5, which requires that the City is consistent with Broward County's platting regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation to the City Commission.